

Appendix 8

Table of Permitted Uses and Development Standards **Lexington Technology Park**

Section 1.0 Institutional Uses

Allowed “By-Right”

- 1.1 Day Care Center, school age child care program, nursery school, kindergarten
- 1.2 Public or private nonprofit college or technical school, trade or vocational school operated for college-age students; includes buildings, land or other facilities used for educational purposes but not including space used for revenue producing purposes not directly associated with the education of students (for space used for revenue producing purposes, see commercial uses).
- 1.3 Public parks, playgrounds, municipal buildings or uses
- 1.4 Museum, art gallery, private library
- 1.5 Non-profit community service center or charitable organization
- 1.6 Accessory use within a school, kitchen and dining facilities for staff or students; dwelling units for staff
- 1.7 Institutional uses and related structures with less than 10,000 square feet of gross floor area, including the area of any existing structure but not including any floor area devoted to parking, on a lot provided the use is permitted

Allowed “By Special Permit”

- 1.8 Institutional uses and structures with 10,000 square feet or more of gross floor area including the area of any existing structure but not including any floor area devoted to parking, on a lot provided the use is permitted and the SPGA grants a special permit with site plan (see 135-12 and 135-13) [A religious or non-profit educational use as described in 135-9E(1), is permitted as a matter of right in all zoning districts).

Section 2.0 Accessory & Temporary Uses for All Institutional Uses

Allowed “By-Right”

- 2.1 Dwelling Unit in institutional building for security, maintenance or administrative personnel

- 2.2 Off-Street parking and off-street loading for automobiles. If outdoor parking spaces are provided for more than four automobiles for a dwelling unit, a special permit is required
- 2.3 Building for storage of tools, lawn and garden equipment and supplies subject to the same dimensional controls as a principal building
- 2.4 Greenhouse not used for commercial purposes subject to the same dimensional controls as a principal building
- 2.5 Satellite receiving antenna
- 2.6 Parking of trucks or other equipment to be used for the maintenance of buildings and grounds only; shall be parked only in a garage or in an area not within the minimum yard for the principal building and shall be screened from the view of abutting lots and the street
- 2.7 Convenience business or other commercial uses in an institutional building; provided the use is conducted entirely within the principal building, is conducted primarily for the occupants and employees of the principal use and there is no evidence of the conduct of the accessory use from the street or from any lot line

3.0 Office Uses

Allowed “By-Right”

- 3.1 Real estate development, management
- 3.2 Finance, credit investment but not in a bank
- 3.3 Medical, dental, psychiatric office, but not a clinic, with related laboratory
- 3.4 Professional services such as law, engineering, architecture, consulting service
- 3.5 Advertising, editing, composition, but not including printing, or other reproduction service
- 3.6 Employment agency, office of a business, professional, labor, civic or social association
- 3.7 Office or manufacturer’s representative or salesman with no sales or storage and distribution of products from the premises
- 3.8 Other business, administrative or professional office, not elsewhere classified
- 3.9 Other uses found in office parks of similar size and character along the Route 128 corridor

4.0 Personal Business Uses

Allowed “By-Right”

- 4.1 Bank, credit union
- 4.2 ATM machine which may be either a principal use or accessory use
- 4.3 Travel Agency, insurance agency, ticket agency
- 4.4 Photographic services including commercial photography
- 4.5 Photocopying, reproduction services but not commercial printing
- 4.6 For-profit school for instruction in academics, art, skills or vocational training

Allowed “By Special Permit”

- 4.7 Medical Clinic for out-patient services
- 4.8 ATM machine which may be either a principal use or accessory use with drive-up window or auto-oriented branch bank

5.0 Commercial Recreation, Amusement, Entertainment

Allowed “By Special Permit”

- 5.1 Automobile parking lot where the parking spaces do not serve a principal use on the same lot and where no sales or service takes place

6.0 Manufacturing

Allowed “By-Right”

- 6.1 Laboratory engaged in research, experimental and testing activities, which may include the development of mock-ups and prototypes but not the manufacture of finished products

Allowed “By Special Permit”

- 6.2 Manufacturing in the fields of biotechnology, medical, pharmaceutical, physical, biological and behavioral sciences and technology, environmental science, toxicology, genetic engineering, comparative medicine, bioengineering, cell biology, human and animal nutrition including the production of equipment, apparatus, machines and devices for research, development, manufacturing and advance and practical application in any such field or area, and including, office, administrative and support facilities related to any of the foregoing activities. All development proposals shall comply with applicable Federal, State and local laws, regulations and ordinances including, without limitation, laws, regulations and ordinances governing air pollution, water pollution control, noise and illumination.
- 6.3 Light manufacturing

7.0 Utilities, Communications and Transportation

Allowed “By-Right”

- 7.1 Substations, pumping station or automatic telephone exchange of a regulated public utility
- 7.2 Radio, Television studio, but without transmitting or receiving towers

Allowed “By Special Permit”

- 7.3 Wireless communication facility in accordance with the 2009 Zoning By-Law

8.0 Accessory Uses for Commercial Uses

Allowed “By-Right”

- 8.1 Off street parking and loading for vehicles associated with the principal use. Note: an off-street parking structure must comply with the applicable dimensional controls
- 8.2 Parking of trucks or other equipment to be used for the maintenance of buildings and grounds only; shall be parked only in a garage or in an area not within the minimum yard for the principal building and shall be screened from the view of abutting lots and the street
- 8.3 Temporary overnight outdoor parking of freight carrying of material handling equipment
- 8.4 Building for storage of tools, lawn and garden equipment and supplies subject to the same dimensional controls as a principal building
- 8.5 Dumpster or other refuse disposal equipment (subject to Article X of the 2009 Zoning Bylaws)
- 8.6 Convenience business use
- 8.7 Cafeteria, dining room, conference room, function rooms, recreational facilities for the employees and clientele of the principal use; if the use is not otherwise permitted in the district, it shall not be available to the general public and shall be conducted entirely within the principal building with no evidence of the existence of the use from the street or from any lot line
- 8.8 Accessory Sign (as permitted by Article XIII of the 2009 Zoning Bylaws)
- 8.9 Processing, storage and limited manufacturing of goods and materials related solely to research, experimental and testing activities
- 8.10 Uses accessory to permitted scientific research, development or related production activities

- 8.11 Temporary building(s) or trailer(s) incidental to the construction of a building or land use (see §135-9F of the 2009 Zoning Bylaw)

Allowed “By Special Permit”

- 8.12 Commercial use not otherwise permitted in district provided the use is conducted entirely within the principal building, is conducted primarily for the employees and clientele of the principal use; if the use is not otherwise permitted in the district, it shall not be available to the general public and shall be conducted entirely within the principal building with no evidence of the existence of the use from the street or from any lot line

9.0 Operational Standards for All Commercial Uses

Allowed “By-Right”

- 9.1 All operations are conducted entirely within an enclosed building
- 9.2 Uses and structures with less than 10,000 square feet of gross floor area, including the area of any existing structures but not including any floor area devoted to parking, on a lot provided the use is permitted and complies with the operating and development standards in this table

Allowed “By Special Permit”

- 9.3 Operations, in part or in whole, conducted outdoors during operating hours and subject to the transition and screening requirements as required by the Zoning Board of Appeals
- 9.4 Storage of equipment and products outdoors during non-operating hours
- 9.5 Uses and structures with 10,000 square feet or more of gross floor area including the area of any existing structure but not including any floor area devoted to parking, on a lot provided the use is permitted and the SPGA grants an SPS as provided in (135-12 and 135-13 of the 2009 Zoning Bylaw)

10.0 Temporary Uses

Allowed “By Special Permit”

- 10.1 Temporary structures and uses not otherwise permitted in the district provided the SPGA makes a finding that the proposed structure or use is compatible with the neighborhood (see 135-9F of the 2009 Zoning Bylaw)

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